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The Role of Housing Policy in the Social Development of Uzbekistan

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Abstract

In this article, we have described the housing policy, housing and communal services activities, types of services, ongoing reforms to improve the efficiency of housing and communal services and their main directions.

Keywords: *housing policy, utility services, servicing, efficiency, reforms, and social services.*

INTRODUCTION. It is known that the shortage of water resources in Central Asia, taking into account the arid and hot climate, leads to the creation of engineering structures, rational use of water resources, large-scale accumulation and long-term storage of water resources in periods XI-XVII. Centuries. A scientific study of the map of the ancient Great Silk Road showed that on the section of this historical road, which runs through the deserts of Central Asia, there is a building called Sardoba, which serves to supply trade caravans with drinking water. The results of scientific studies of the surviving cisterns show that they are able to collect enough water until the end of the spring rainy season, the next autumn rainy season, to protect from sunlight and pollution, prevent the spread of infectious diseases and harmful bacteria.

In Central Asia, there are dozens of engineering structures built in the last millennium, all of which have long been used for residential and agricultural water supply in the ancient cities and settlements of Central Asia. And the creation of housing and communal services in Central Asia. In modern conditions of a developing innovative economy, it is important to pay special attention to housing policy in Uzbekistan.

LITERATURE REVIEW. Issues of housing policy and activities of housing and communal services, types and efficiency of services have been studied in detail by native and foreign economists. In particular, Kh.M.Mamatqulov, M.K.Pardayev, Yu.I. Isroilov, Yu.P.Urinbayeva, J.M.Qurbanov developed proposals on the activities of the housing and communal services in Uzbekistan, the importance of reforms in this area, improving the efficiency of service and improving its efficiency. As well as, proposals and recommendations developed as a result of research conducted by foreign scientists Kat R. McConnell, Stanley L. Brue, Alfred Marshall, Leonid Demidev, Y.P.Sviridenko, V.N.Solovyova, housing and communal services, serves as an important theoretical and methodological guide to improving the activities of farms, expanding the range of services and increasing the efficiency of this sector.

ANALYSIS AND RESULTS. Housing and communal services is a complex socio-economic system that meets the vital needs of the population. In the field of housing and communal services, enterprises and organizations belonging to different sectors of the economy provide the necessary resources for the life of the population, such as gas, water, thermal energy, and also create jobs for a large number of the able-bodied population.

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The housing and communal services system serves residential, administrative and industrial buildings, non-industrial and social buildings, structures, territories and power lines, organizes their use, construction, repair, transport, electricity generation and various other goods and services. The result of a wide range of activities, consisting of service providers, is the organization of people's lives, the development of urban infrastructure and the improvement of the environment.

A distinctive feature of the housing and communal services system is the versatility and variety of services provided. The system of housing and communal services, consisting of many industries and sectors, in turn, serves enterprises and organizations in the production and non-production sectors for various organizational, legal and economic reasons. Since the housing and communal services are connected with the creation of conditions for the well-being of the population, of course, in the cities and villages where the population lives, there will be a need for a variety of public services.

The increase in the population for permanent residences, in turn, leads to an increase in the need for public services. For example, in a small village located in a remote area, only electricity is provided, while in rural areas and towns (towns) there is a system of electricity, gas and drinking water supply, and in cities there are various types of public services. The system of public services and the level of organization of public services reflect the conditions created for the well-being of the population. Population growth will lead to the expansion of the boundaries of certain areas, the improvement of public services and, over time, the transformation of rural areas into residential centers, and settlements into cities.

The city is an administrative region with a large population, which is the center of production, trade and culture. The municipal system of housing and communal services consists not only of creating conditions for the well-being of the population, but also of a set of enterprises that provide all types of public services to enterprises and organizations of all types of manufacturing and service enterprises, the social sphere and the administrative management system. Any enterprise with a legal status uses one or another type of public services in its activities.

Enterprises and organizations included in the system of housing and communal services, according to the types of services provided, are divided into the following groups:

- Housing complex services and housing repair and construction organizations;
- Saving thermal energy;
- Gas supply facilities;
- Power supply and street lighting;
- Water supply and sewerage;
- Enterprises for the maintenance of engineering systems and structures (elevators, ventilation - cooling, etc.)

Housing and communal services constitute the main part of the urban economy, and the areas of urban infrastructure that are directly related to housing and communal services and are an integral part of the public utilities system include:

- Automobile and urban transport;
- Communication and engineering services, warning and fire safety;
- Improvement of public services;

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- Services of sanitary and ecological control and control;
- Parks, alleys, swimming pools and swimming pools;
- Preservation of statues and historical monuments;
- Hotel management;
- Bathroom and laundry;
- Enterprises of social and consumer services.

According to the composition of the types of services provided to the population on a direct contract, public utilities organizations are mainly divided into 8 groups (Figure 1).

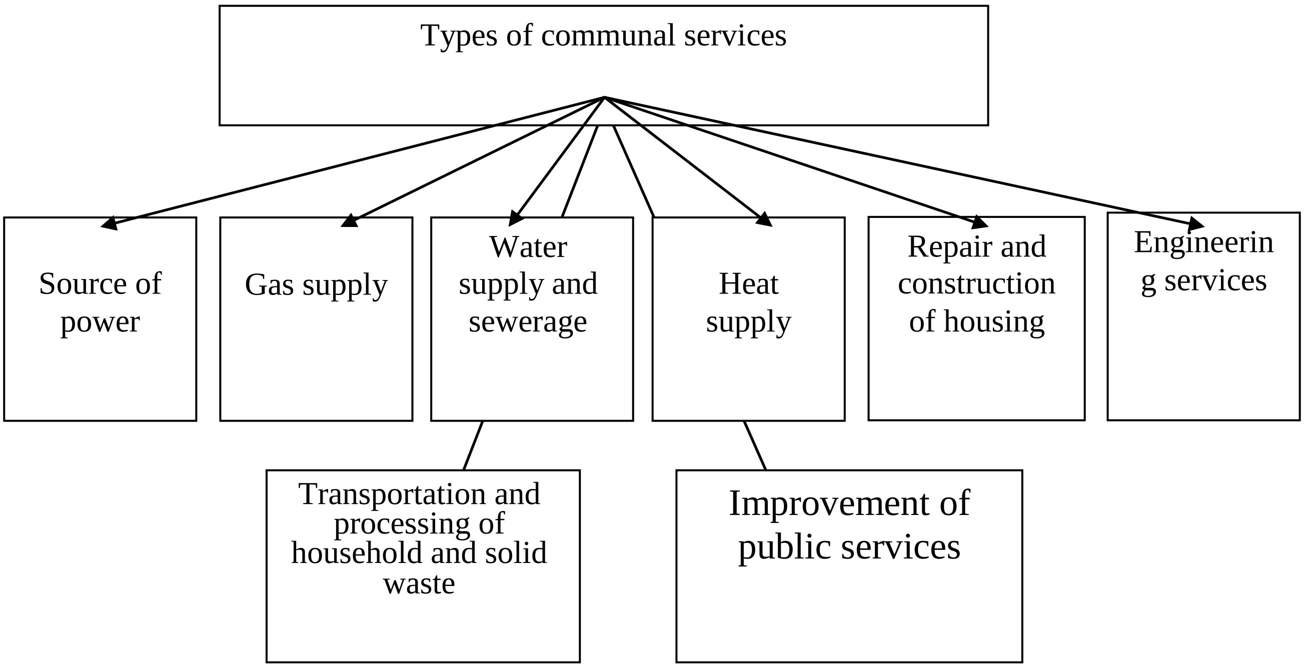


Figure 1. Main types of communal services (utilities)

The location of productive forces, residential areas and transport systems affects the organization and efficiency of public services. Therefore, each city has its own housing and communal services system. In practice, the activities of engineering networks are coordinated by local authorities.

«Today, housing construction and the development of related sectors of the economy remain one of the most important links in the formation and sustainable development of the financial system, a reliable source of banking assets and a reliable resource base. The historical experience of most countries shows that making housing and infrastructure a priority is a key tool for national economic recovery»[1]

The housing policy of the state in our country is reflected in the Housing Code of the Republic of Uzbekistan, which was adopted by the Law of the Republic of Uzbekistan No. 713-I dated December 24, 1998 and entered into force on April 1, 1999.

[1] Указ Президента Республики Узбекистан № ПФ-3038 «О дополнительных мерах по развитию деятельности товариществ собственников жилья» Народное выступление, 26 февраля 2002 года.

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141 articles. Housing policy in the Republic of Uzbekistan is regulated on the basis of housing legislation. Housing legislation consists of the Housing Code and other legislative acts. If individual housing relations are not regulated by housing legislation, they are applied in the land legislation of the republic and in the part of the legislation in the field of architecture and urban planning relating to the regulation of these relations.

Housing legislation regulates the relations of citizens, legal entities, state administration bodies and local public authorities on the following issues [2]:

- emergence, carries out, change and termination of the right of ownership, possession and use of housing;
- housing stock accounting;
- maintenance, maintenance and repair of housing stock;
- Control over the observance of the housing rights of citizens and the targeted use of the housing stock.

Of dwellings, the use of engineering equipment, and public services are regulated by the Housing Code and other legislative acts. Unless otherwise provided by law or an international treaty of the Republic of Uzbekistan, the provisions of housing legislation apply to housing relations with the participation of foreign citizens, stateless persons, foreign legal entities.

Field of regulation of housing relations include:

- Carrying out state policy in the field of use and maintenance of the housing stock, adopts state comprehensive programs for the development of the housing industry.
- Managing the activities of government bodies in the field of housing and communal services.
- Developing and approves the procedure for the distribution of housing and its leasing to citizens, as well as its exchange and sale.
- Regulating the system of payment for housing and communal services.
- Regulating the procedure and conditions for the payment of compensation, credits and loans.
- Exercising other powers in accordance with the law.

The powers of local governments to regulate housing relations include:

- ✓ ensuring compliance with housing laws;
- ✓ organization of management of housing and communal services;
- ✓ formation in accordance with the established procedure of the tariff policy for utilities in the territory under its jurisdiction;
- ✓ housing stock accounting;
- ✓ allocating housing to the state housing stock and providing it to citizens on the terms of a lease agreement;
- ✓ on the terms of a lease agreement with legal entities for the use of housing in the state housing stock for its intended purpose;

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[2] Жилищный кодекс Республики Узбекистан, Закон Республики Узбекистан № 713-I от 24 декабря 1998 г.

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- ✓ ensuring control over the use and maintenance of housing, the quality of public services;
- ✓ taking into account citizens in need of better housing conditions among the socially unprotected and low-income segments of the population and providing them with housing from the targeted housing stock;
- ✓ construction of housing for socially unprotected and low-income categories of citizens; provision of land plots to developers for housing construction, as well as to private housing companies in accordance with the established procedure for permanent use;
- ✓ ensuring the proper maintenance and development of the communal, social and transport infrastructure serving the housing stock;
- ✓ reservation and replacement of public housing;
- ✓ Carries out other powers in accordance with the law.

Self-governing bodies of citizens in the sphere of regulation of housing relations:

- ➢ assist citizens in the use and maintenance of housing;
- ➢ carry out public control over the observance of the rules for the construction and maintenance of the house;
- ➢ submit proposals to the relevant authorities to improve the living conditions of citizens and exercise other powers in accordance with the law.

As the President of the Republic of Uzbekistan Sh.M.Mirziyoyev noted: “The scope of our work to provide housing for low-income families will continue to expand. At the same time, 2.4 trillion. Soums will be sent to 27,000 families, which is 2.5 times more than this year, to pay the down payment on mortgage loans and subsidize interest rates.”[3]

CONCLUSION AND RECOMMENDATIONS.

In conclusion, it should be noted that in the conditions of an innovative economy, the main content of the housing policy in Uzbekistan, as well as the development of housing and communal services, attention should be paid to:

- ➢ application of modern mechanisms for further improvement and regulation of the management system in housing and communal services;
- ➢ carrying out technical and technological renovation of housing and communal services with the maximum use of available opportunities;
- ➢ establishment of interconnected relations with the housing and communal services of the mahalla, which is a self-government body;
- ➢ conduct activities in the housing and communal services on the principles of austerity, waste-free;
- ➢ formation of a specific community culture among the population;
- ➢ Development of a perfect version of the communal system of housing under construction in rural areas.

[3] Мирзиёев Ш.М. Послание Президента Республики Узбекистан Олий Мажлису, Народная слова, 29.12.2020

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